

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Ashley Heights 1st Addition Final Plat No. 02022

DATE: July 10, 2002

PROPOSAL: A final plat consisting of 77 lots and 2 outlots.

LAND AREA: 39.12 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot A, Ashley Heights addition, located in the NE quarter of Section 18, T10N, R6E of the 6th principal meridian, city of Lincoln, Lancaster County.

LOCATION: Generally located at NW 43rd Street and West Huntington Avenue.

APPLICANT: M and S Construction
805 M Street
Lincoln, NE 68508
(402) 477-3515

OWNER: Same

CONTACT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 474-6311

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North: Undeveloped, Industrial B-2, Planned Business District, H-4, Highway
Commercial District, I-2, Industrial Park District, I-1,
Industrial, R-3, Residential
South: Agricultural AG, Agricultural

East: Agricultural AG, Agricultural
West: Residential R-3, Residential

HISTORY: On **April 1, 2002**, City Council approved Special Permit #1833A, amending the Ashley Height CUP to add two lots, revise the grading plan, relocate the park and reconfigure a portion of the lots.

On **April 16, 2001**, City Council approved Comprehensive Plan Amendment #94-52 which showed this area as commercial and residential.

On **April 16, 2001**, City Council approved Annexation #00001, Change of Zone #3248, Special Permit #1833 and Preliminary Plat #00005. This changed the zone from I-2, Industrial to H-4, General Commercial, B-2, Planned Neighborhood Business District, and R-3, Residential for 295 dwelling units.

On **October 8, 1984**, City Council approved Change of Zone #2123, which changed the zoning of 0.34 acres of land on the southeast corner of NW 48th and W. Adams St. from AG Agricultural to I-2 Industrial Park.

On **July 2, 1984**, City Council approved Change of Zone #2106, which changed the zoning on 151 acres at the southeast corner of NW 48th and W. Adams from AG Agricultural to I-2 Industrial Park. This request by the Chamber of Commerce was associated with Comprehensive Plan Amendment #27.

The property was converted from A-A Rural and Public Use to AG Agricultural in the **1979** zoning update.

On **December 27, 1977**, City Council denied Change of Zone #1582, which would have changed the zoning of one lot adjoining commercially zoned property at West Cleveland Ave. and NW 48th Street from A-A Rural and Public Use to G Local Business.

On **June 30, 1975**, City Council approved Change of Zone #1429, which changed the zoning of several lots between W. Cleveland and W. Madison Ave. from A-A Rural and Public Use to G Local Business.

On **September 5, 1972**, City Council denied Change of Zone #1224, which would have changed the zoning on the west side of NW 48th south of W. Adams from A-A Rural and Public Use to A-2 Single Family.

On **September 5, 1972**, City Council denied Special Permit #613, which would have allowed the construction of a mobile home court on the west side of NW 48th south of W. Adams. This application was associated with Change of Zone #1224.

On **June 25, 1962**, City Council approved Change of Zone #395, which changed the zoning on the southwest corner of NW 48th and W. Adams from A-A Rural and Public Use to G Local Business.

UTILITIES: Utilities are available to the area.

TRAFFIC ANALYSIS: All streets within the final plat are local streets.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Escrows have been accepted for the completion of sidewalks, street trees, street name signs, and permanent markers.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Becky Horner
Planner

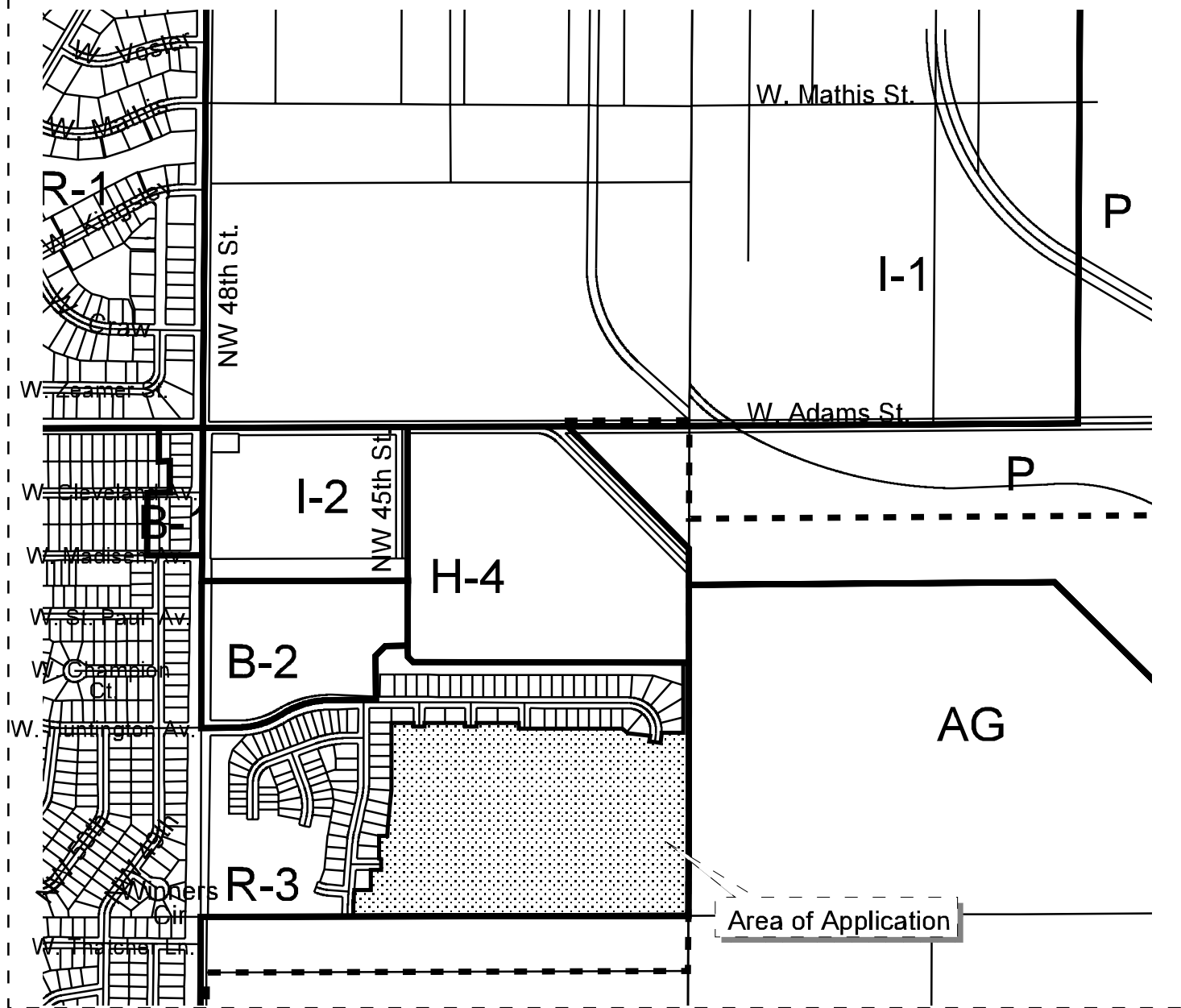
attachments: Information from the applicant.
Technical information.

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Final Plat #02022
Ashley Heights 1st Add
NW 48th & W. Adams



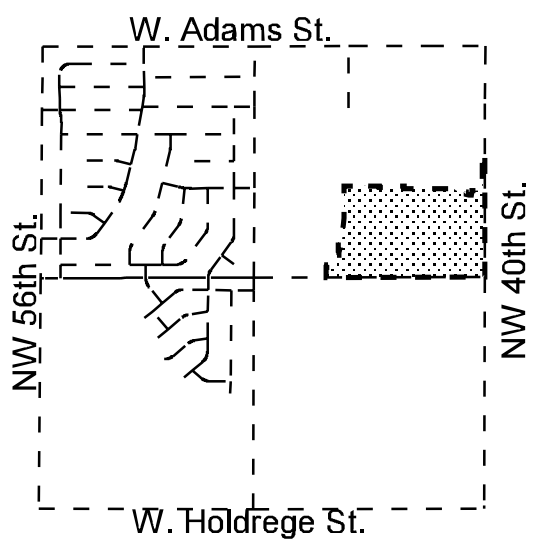
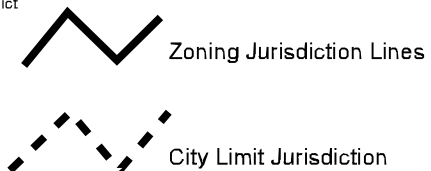


Final Plat #02022
Ashley Heights 1st Add
NW 48th & W. Adams

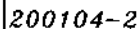
Zoning:

- | | |
|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
 Sec. 18 T10N R6E



FINAL PLAT
(THIS PLAT IS BASED UPON PRELIMINARY PLAT
NO. 00005 FOR ASHLEY HEIGHTS ADDITION)





OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

9 May 2002

Mr. Kent Morgan
Interim Planning Director
Planning Department
County-City Building
555 South 10th Street
Lincoln, Nebraska 68508

Re: Ashley Heights 1st Addition
Final Plat
OA Project No.2000-0664

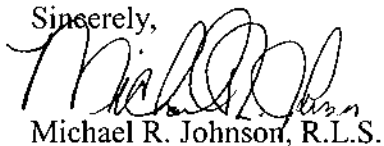
Dear Kent:

Enclosed are 12 prints of the above referenced Final Plat, a check in the amount of \$870.00 for the application fee, the completed application form, and one set of prints reduced to 8½ x 11. The proposed plat is generally located in Section 18, T10N, R6E, and more particularly described in the Surveyor's Certificate. The tax status form is being prepared by the City Treasurer and an ownership certificate is being prepared by Nebraska Title Company.

The proposed plat consists of 77 lots and 2 outlots. The Owner and Developer of this property is Mr. Paul Muff, President, M & S Construction, 805 "M" St., Lincoln, Ne 68508, Phone No. (402)477-3515. M & S Construction is the Owner and Developer of the un-sold lots and outlots of Ashley Heights Addition.

Please contact me if you have any questions or require additional information.

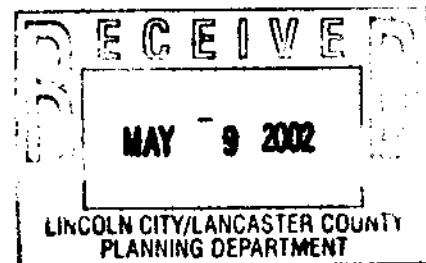
Sincerely,



Michael R. Johnson, R.L.S.

Encls.

cc: Paul Muff
Phil Stettinger
Darrick Rademacher



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NE
18-10-4
B-12-W

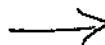
PROJECT NAME Ashley Heights 1st Add # 02022
FP # 02022
NUMBER

6/22/02
DATE

FINAL PLAT
(12 COPIES minimum)

PLAT
LETTER

DISTRIBUTION



City Engineer's Office		
Public Works - Survey Check - Barnie Blum	XX	
L.E.S. - Theobald (3)		
L.E.S. - Hennessy		
Altel Communications - Al Schroeder-401 S. 21 st St.		
Parks & Recreation- Canney		
Building & Safety (where existing buildings)		
County Engineer (County plats only)		
Post Office - Ron White		
Duncan Ross- Antelope Valley Project		
Ray Hill		
Planner/Pre Plat		

Please review the attached plans and return your comments to me by July 5, 2002
(10 days from submittal)

Please review this application relative to the minimum improvements which your department has responsibility, and please provide the surety amount for those improvements.

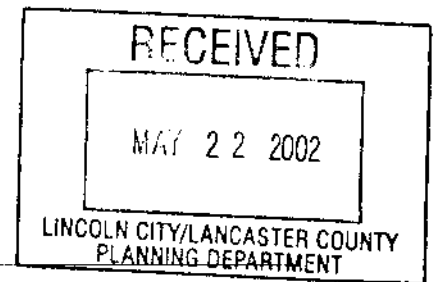
Becky Horner

PROJECT PLANNER

If you have any questions, need additional information or cannot meet the deadline, please let me know.
Phone # 441-7491 FAX # 441-6377

JULY 5, 2002 BLB - OK

M e m o r a n d u m



To: Becky Horner, Planning Department

From: Charles W. Baker, Public Works and Utilities *CB*

Subject: Ashley Heights 1st Addition Final Plat #02022

Date: May 22, 2002

cc: Allan Abbott
Roger Figard
Nicole Fleck-Tooze
Nick McElvain
Mark Bauer

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Ashley Heights 1st Addition Final Plat # 02022 located at Northwest 43rd and West Huntington Avenue. Public Works has the following comments:

- Storm Sewer - The storm sewer system approved with the preliminary plat is satisfactory. An estimate of \$71,800 has been calculated in conjunction with Executive Order #64773 for the cost of the construction of the storm sewers within this addition.
- Street Paving - The street paving approved with the preliminary plat is satisfactory. An estimate of \$264,300 has been calculated in conjunction with Executive Order #64778 for the cost of the construction of the street paving within this addition.
- Water Mains - The water mains approved with the preliminary plat are satisfactory. An estimate of \$82,300 has been calculated in conjunction with Executive Order #64764 for the cost of the construction of the water mains within this addition.
- Sanitary Sewers - The sanitary sewer system approved with the preliminary plat is satisfactory. An estimate of \$125,200 has been calculated in conjunction with Executive Order #64765 for the cost of the construction of the sanitary sewers within this addition.
- Ornamental Lighting - An estimate of \$28,000 has been calculated in conjunction with Executive Order #64709 by Lincoln Electric System for the cost of the installation of the ornamental lighting for this addition.
- Sidewalks - A \$81,300 bond should be required for the construction of the sidewalks within this addition. This bond includes \$1,350 for the construction of the pedestrian walkway in Lot 6, Block 1 into OutLot "A" from Northwest 43rd Street.

Becky Horner, Planning

Page 2

May 22, 2002

- Survey Markers - A \$5,775 bond should be required to guarantee the placement of the permanent survey markers within this addition as required in the Surveyor's Certificate where temporary markers have been placed.
- Street Signs - A \$575 bond should be required for the installation of the street signs for this addition.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

INTER-DEPARTMENT COMMUNICATION

CITY OF LINCOLN PARKS & RECREATION DEPARTMENT

DATE: May 27, 2002

TO: Becky Horner

SECTION: Planning

FROM: Steve Nosal

SUBJECT: Ashley Heights 1st. Addition Final Plat #02022

CC:

The Lincoln Parks and Recreation staff have reviewed the above and have the following comments to make.

- 1.) The landscape bond amount for the Ashley Heights 1st Addition Final Plat #02022 is as follows according to the landscape plan dated 2/25/02

STREET TREES

<u>STREETS</u>	<u>QTY.</u>	<u>SIZE/TYPE</u>	<u>PRICE*</u>	<u>COST</u>
NW 43rd St.	27	1"cal.B&B or cont. Tilia cordata	220.00	5940.00
		"Greenspire Linden"		
W. Ashley Ave	18	1"cal.B&B or cont. Pyrus calleryana	220.00	3960.00
		"Capital Pear"		
Ashley Cr.	6	1"cal.B&B or cont. Malus sp.	220.00	1320.00
		"Indian Summer Crab Apple"		
W. Billy Ct.	9	1"cal.B&B or cont. Malus sps.	220.00	1980.00
		"Prairifire Crab Apple"		
W. Leighton Ave.	20	1"cal.B&B or cont. Acer platanoides	220.00	4400.00
		"Emerald Luster Norway Maple"		
NW 41st St.	23	1"cal.B&B or cont. Acer platanoides	220.00	<u>5060.00</u>
		"Emerald Luster Norway Maple"		
TOTAL.....				\$22660.00

*Includes labor and materials for planting.



INTER-DEPARTMENT COMMUNICATION

DATE May 20, 2002

TO Becky Horner, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #24N-43W

Attached is the Final Plat for Ashley Heights 1st Addition.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with a blanket utility easements over the outlots. Also, please change the easement along the south line to a 10' easement.

Sharon Theobald

ST/nh
Attachment
c: Terry Wiebke
Easement File

